



201208020081  
Skagit County Auditor

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When recorded return to:  
David Scott Smith and Eve Katherine Smith  
21180 Lake Sixteen Lane  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 104153

**BARGAIN AND SALE DEED**

104153  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS Richard H. Smith and Patricia A. Smith, husband and wife** for and in consideration of **TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, bargains, sells, and conveys to **David Scott Smith and Eve Katherine Smith, husband and wife** the following described estate, situated in the County of **Skagit**, State of **Washington**:

Lot 1, "LAKE SIXTEEN ACRES", as per plat recorded in Volume 14 of Plats, pages 110 and 111, records of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): **P83818, 4529-000-001-0003**

Dated: July 24 , 2012

Richard H. Smith  
Richard H. Smith

Patricia A. Smith  
Patricia A. Smith

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 2346  
AUG 02 2012

STATE OF Washington )  
COUNTY OF Skagit ) SS:

Amount Paid \$ 4633.00  
Skagit Co. Treasurer  
By MM Deputy

I certify that I know or have satisfactory evidence that Richard H. Smith and Patricia A. Smith, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-31-2012

Karen Alderson  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham, WA  
My appointment expires: 3/28/2015

NOTARY PUBLIC  
STATE OF WASHINGTON  
KAREN ALDERSON  
My Appointment Expires Mar 28, 2015

Exhibit "A"

**EXCEPTIONS:**

**A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: English Lumber Company, a Washington corporation  
Recorded: August 10, 1918  
Auditor's No.: 126981  
As Follows: All coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now or hereafter discovered, with the right to prospect for, extract and remove the same; provided however, that the grantor, its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas, and by the operation of prospecting for mining the same.

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.  
Recorded: April 1, 1963  
Auditor's No. 633959  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Area Affected: As constructed

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Recorded: July 11, 1986  
Auditor's No. 8607110082  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Area Affected: 10 foot strip of subject property

**D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: Lake Sixteen Acres  
Recorded: February 5, 1990  
Auditor's No.: 9002050002



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Recorded: September 23, 1993  
Auditor's No. 9309230029  
Purpose: Water pipeline  
Area Affected: As located

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: July 17, 1992  
Recorded:: July 24, 1992  
Auditor's No.: 9207240168  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

